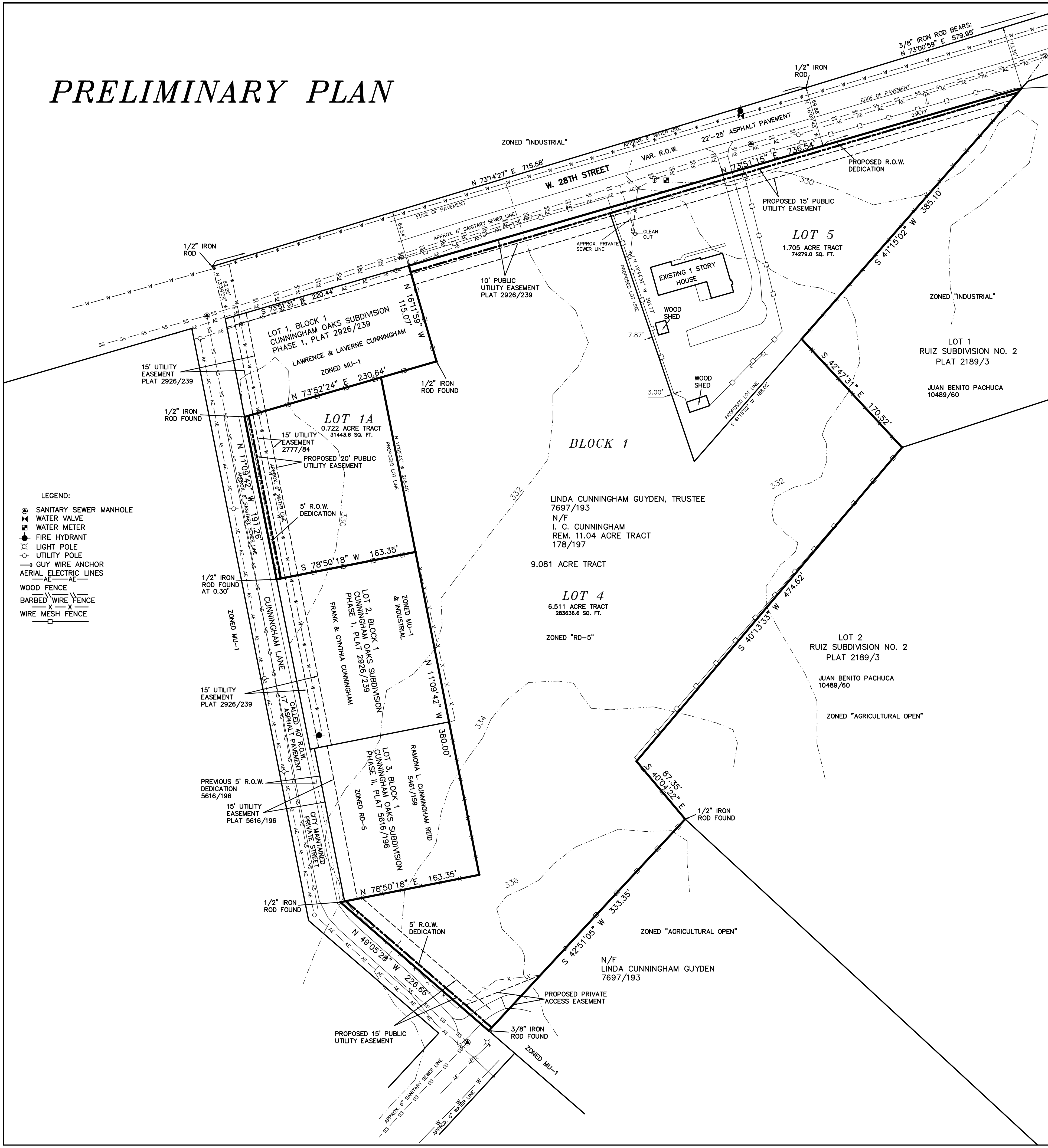


PRELIMINARY PLAN



CITY OF BRYAN GPS  
MON. #116 BEARS:  
N 35°50'38" E 4167.64'

METES AND BOUNDS DESCRIPTION  
OF A  
9.081 ACRE TRACT  
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE REMAINDER OF A CALLED 11.04 ACRE TRACT AS DESCRIBED BY A DEED TO I. C. CUNNINGHAM RECORDED IN VOLUME 178, PAGE 197 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE EAST LINE OF CUNNINGHAM LANE (CALLED 40' R.O.W.) MARKING THE MOST WESTERLY NORTH CORNER OF SAID REMAINDER OF 11.04 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, CUNNINGHAM OAKS SUBDIVISION, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 2926, PAGE 239 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 73° 52' 24" E ALONG THE COMMON LINE OF SAID REMAINDER OF 11.04 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 230.64 FEET TO A 1/2" IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE: N 16° 11' 59" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 11.04 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 115.07 FEET TO THE SOUTH LINE OF W. 28TH STREET (VARIABLE WIDTH R.O.W.) AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE: N 73° 51' 15" E ALONG THE SOUTH LINE OF W. 28TH STREET FOR A DISTANCE OF 736.54 FEET TO THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT ON THE NORTHWEST LINE OF LOT 1, RUIZ SUBDIVISION NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 2189, PAGE 3 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 11.04 ACRE TRACT AND RUIZ SUBDIVISION NO. 2 FOR THE FOLLOWING CALLS:

S 41°15' 02" W FOR A DISTANCE OF 385.10 FEET;

S 42° 47' 31" E FOR A DISTANCE OF 170.52 FEET;

S 40° 13' 33" W FOR A DISTANCE OF 474.62 FEET;

S 40° 04' 22" E FOR A DISTANCE OF 87.35 FEET TO A 1/2" IRON ROD FOUND MARKING THE MOST SOUTHERLY EAST CORNER OF SAID REMAINDER OF 11.04 ACRE TRACT AND THE NORTH CORNER OF A CALLED TRACT OF LAND CURRENTLY OWNED BY LINDA CUNNINGHAM GUYDEN, TRUSTEE, ACCORDING TO A DEED RECORDED IN VOLUME 7697, PAGE 193 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; AND PER BRAZOS COUNTY APPRAISAL DISTRICT;

THENCE: S 42° 51' 05" W ALONG THE SOUTHEAST LINE OF SAID REMAINDER OF 11.04 ACRE TRACT FOR A DISTANCE OF 333.35 FEET TO A 3/8" IRON ROD FOUND MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 49° 05' 28" W ALONG THE NORTHEAST LINE OF CUNNINGHAM LANE FOR A DISTANCE OF 226.66 FEET TO A 1/2" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, CUNNINGHAM OAKS SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 5616, PAGE 196 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

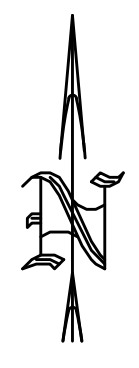
THENCE: N 78° 50' 18" E ALONG THE COMMON LINE OF SAID REMAINDER OF 11.04 ACRE TRACT AND SAID LOT 3 FOR A DISTANCE OF 163.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE: N 11° 09' 42" W CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 11.04 ACRE TRACT AND SAID LOT 3 FOR A DISTANCE OF 380.00 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, CUNNINGHAM OAKS SUBDIVISION, PHASE I (PLAT 2926/239);

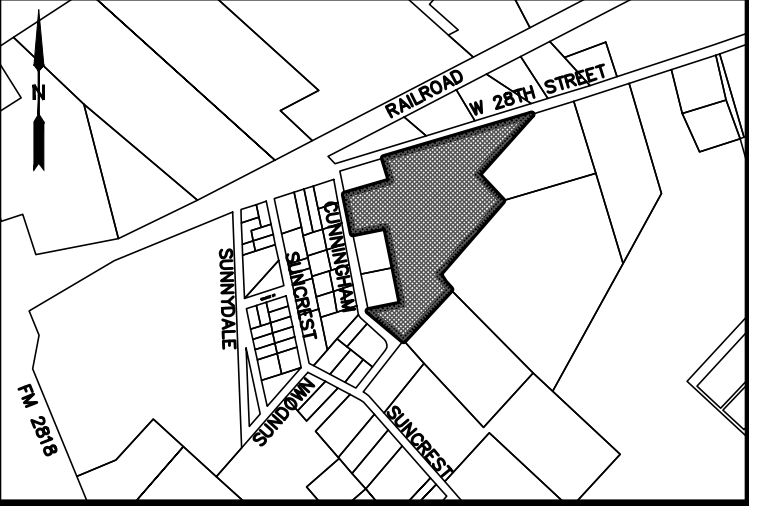
THENCE: S 78° 50' 18" W ALONG THE COMMON LINE OF SAID REMAINDER OF 11.04 ACRE TRACT AND SAID LOT 2, AT 163.05 FEET PASS A 1/2" IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 163.35 FEET TO THE EAST LINE OF CUNNINGHAM LANE FOR THE NORTHWEST CORNER OF SAID LOT 2;

THENCE: N 11° 09' 42" W ALONG THE EAST LINE OF CUNNINGHAM LANE FOR A DISTANCE OF 191.26 FEET TO THE POINT OF BEGINNING CONTAINING 9.081 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502



SCALE: 1" = 60'

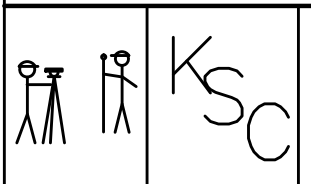


VICINITY MAP  
NOT TO SCALE

SHEET 2 OF 2

PRELIMINARY PLAN  
AND  
FINAL PLAT  
OF  
CUNNINGHAM OAKS SUBDIVISION  
PHASE III

9.081 ACRES  
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62  
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 60 FEET  
SURVEY DATE: AUGUST 2015  
PLAT DATE: 02-19-16  
REVISED: 04-27-16  
JOB NUMBER: 15-715  
CAD NAME: 15-715  
CRS FILE: 15-715

PREPARED BY: KERR SURVEYING, LLC  
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PHONE (979) 268-3195

PREPARED FOR: LINDA GUYDEN  
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